

## 78TH STREET PAD SITE

W 78th Street & Shaughnessy Road | Bloomington, MN 55439



## SALE/LEASE/BTS OPPORTUNITY

HJ Development is currently marketing a pad site for Sale, Ground Lease or Build To Suit opportunities. Located off Interstate 494 at the intersection of W 78th Street & Shaughnessy Road, the site can accommodate a building up to 11,000 (+/-) SF.

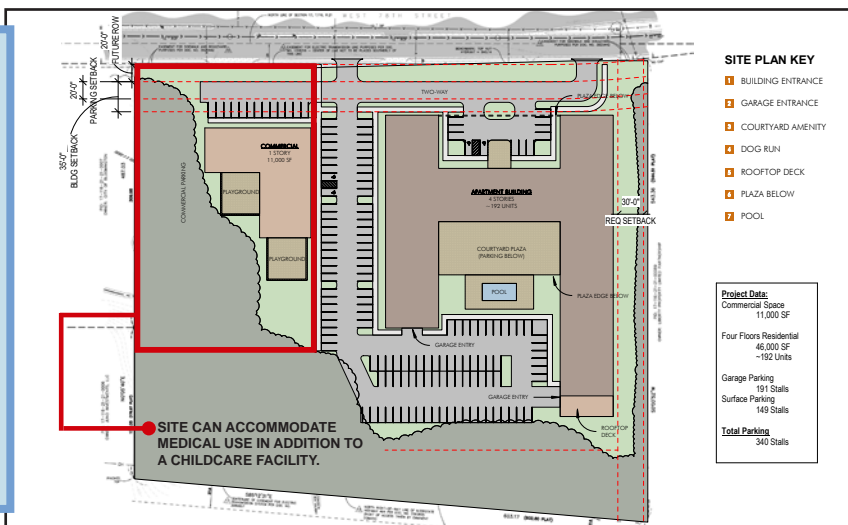
Targeted uses for this parcel include a childcare or medical facility. The current concept plan features an "L-Shaped" building design, which allows for easy drop-off/pick-up and 2-separate outdoor playgrounds. In addition, the site is adjacent to a 4-story, 192-unit apartment complex that will begin construction in 2024.

With direct access to W 78th Street, the site is easily accessible to I-494, Highway 169, and Highway 100. In addition, signage on I-494 is permitted. For more information or to schedule a property tour please contact us directly.

### CURRENTLY AVAILABLE

- Site Available for Sale, Ground Lease, or Build To Suit
- \$1,250,000 Sale Price
- Negotiable Lease Rates
- User-Driven Development
- Site Can Accommodate a Building up to 11,000 (+/-) SF
- I-494 Visibility
- Easily Accessible to Highways 169 & 100
- Actively Seeking a Childcare Facility or Medical Use for this Site

### CONCEPT PLAN



### CONTACT INFORMATION

**Chris Moe, CCIM**

✉ cmoe@hjdevelopment.com

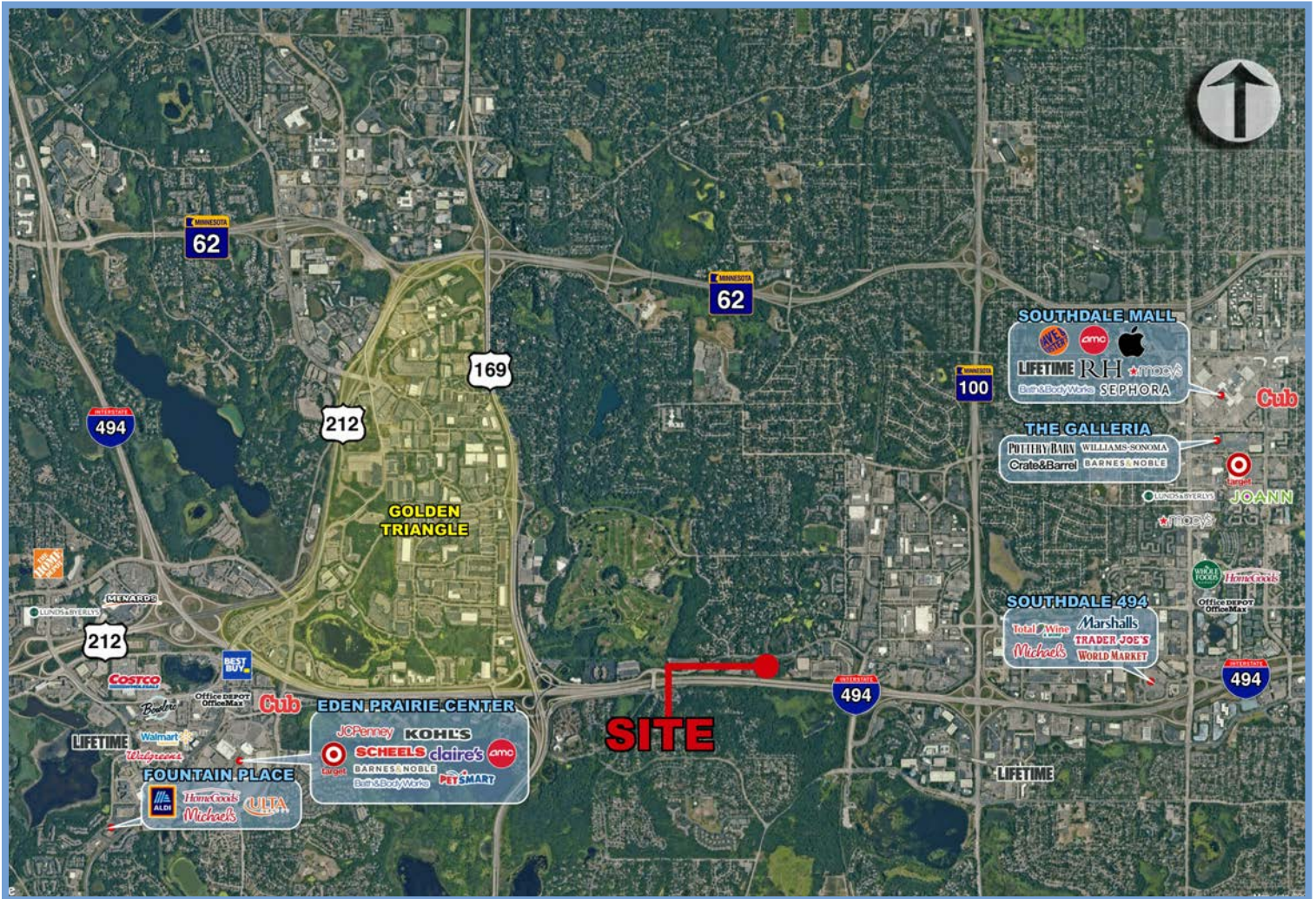
📞 952-476-9400 (Office)

📞 612-701-7923 (Cell)

🌐 www.hjdevelopment.com



## SALE/LEASE/BUILD-TO-SUIT | BLOOMINGTON



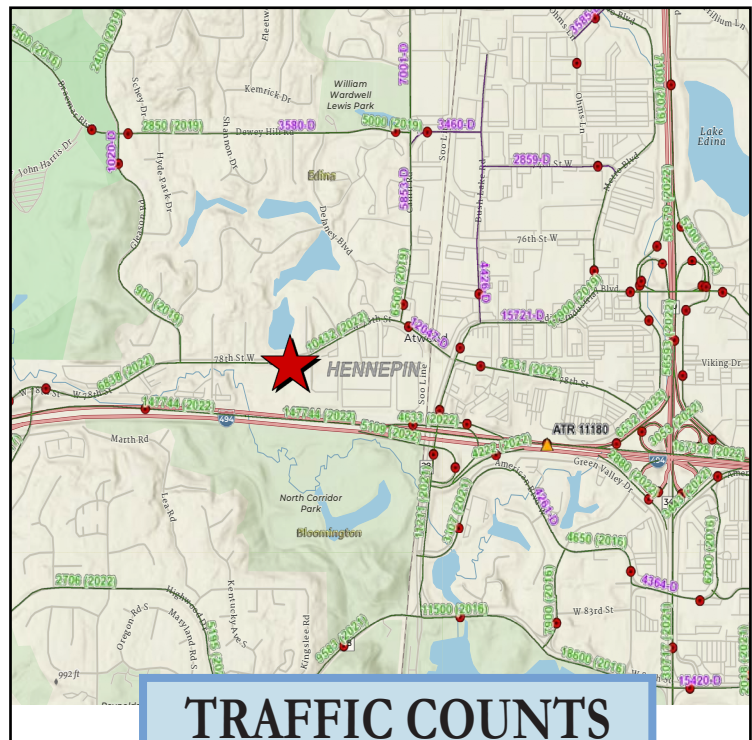
## DEMOGRAPHICS (Data Source ~ ESRI)

	<u>1-Mile</u>
Population:	6,752
Daytime Population:	17,859
Households:	3,140
Average HH Income:	\$175,981

	<u>3-Miles</u>
Population:	67,785
Daytime Population:	114,101
Households:	30,608
Average HH Income:	\$152,457

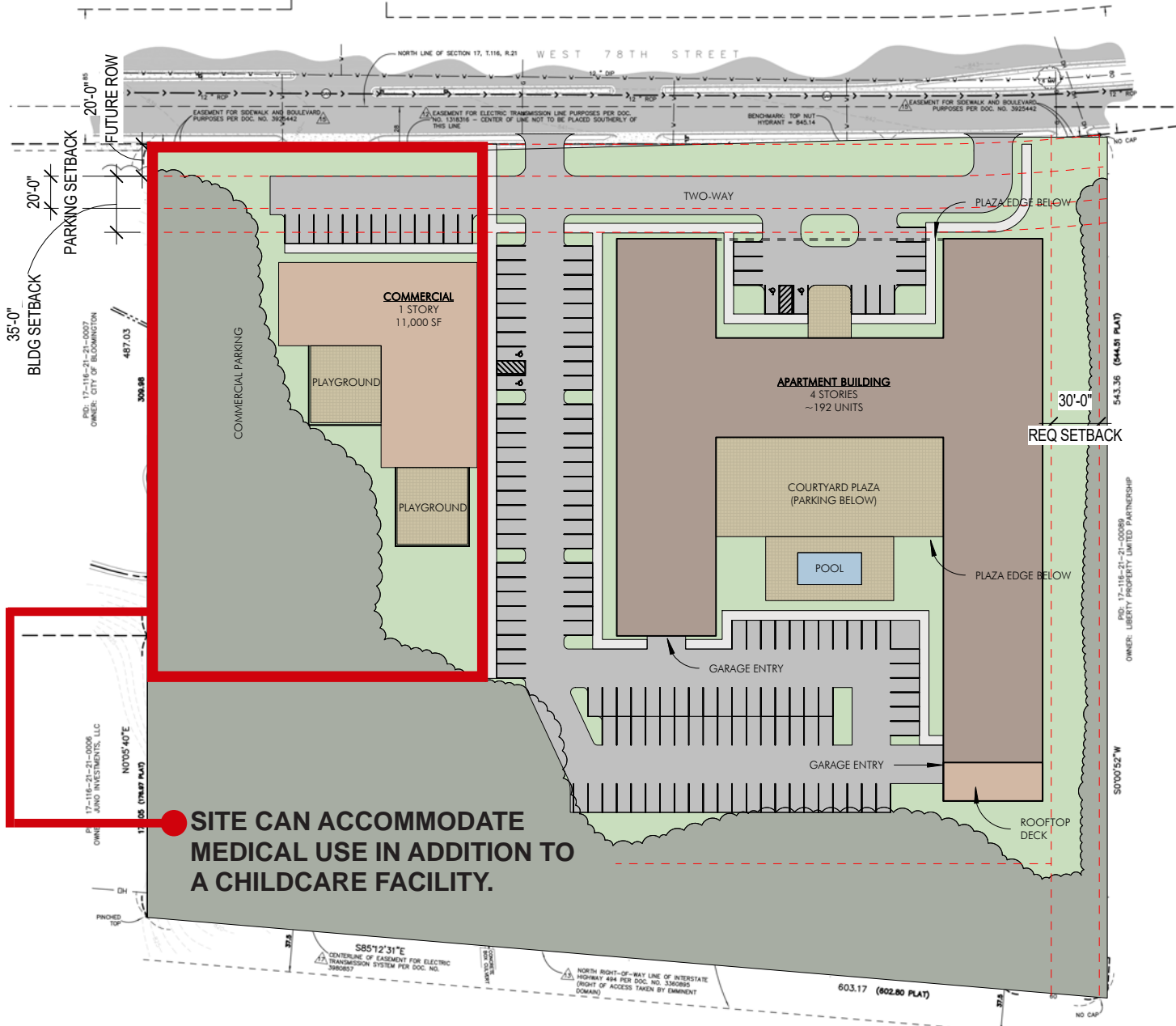
	<u>5-Miles</u>
Population:	229,359
Daytime Population:	229,453
Households:	99,228
Average HH Income:	\$141,644

## DEMOGRAPHICS



## TRAFFIC COUNTS





### SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 GARAGE ENTRANCE
- 3 COURTYARD AMENITY
- 4 DOG RUN
- 5 ROOFTOP DECK
- 6 PLAZA BELOW
- 7 POOL

### Project Data:

Commercial Space  
11,000 SF

Four Floors Residential  
46,000 SF  
~192 Units

Garage Parking  
191 Stalls  
Surface Parking  
149 Stalls

**Total Parking**  
340 Stalls